



Village Street, Oasby



- Characterful Cottage
- Two Double Bedrooms
- Charming Village Location
- Two En Suite Bathrooms
- Open Plan Ground Floor
- Driveway Parking and Garden
- Freehold
- EPC rating E



Foxglove cottage is a delightful attached country cottage situated at the heart of the village and forming part of a most attractive traditional scene. The property, which is built of stone beneath a pan tiled roof, has been tastefully modernised to offer flexible accommodation with character features and comprising a generous 44 foot open plan kitchen/living room, a ground floor WC, and a study/third bedroom together with two double bedrooms and two en suite bathrooms at first floor level. Oil fired central heating is installed. Outside there is a good sized lawned garden, dedicated owned parking spaces and a useful former cart shed providing dry storage. The property will appeal to those seeking a quiet and secure village home and would make an excellent lock and leave home for periodic use. Vacant possession and no onward chain.

## LOCATION

Oasby is an appealing village situated only some 7 miles to the east of Grantham and offering convenient access to the town's amenities and in particular the railway station with a fast service to London Kings Cross and a journey time from around 70 minutes. The village contains a pleasant blend of traditional stone properties together with a number of more recently constructed homes and is surrounded by attractive countryside. There is a popular local public house in the nearby village of Welby. Grantham offers a comprehensive range of amenities and educational opportunities include the well known boys and girls grammar schools.





## ACCOMMODATION

### ENTRANCE

Having tiled storm porch canopy over and leading into the open-plan living accommodation.

### KITCHEN/LIVING ROOM

4.33m x 13.44m (14'2" x 44'1")

Fitted with a range of limed oak fronted cupboards comprising base cupboards and drawers with working surfaces over and matching eye level cupboards, one and a half bowl sink with mixer tap, space and plumbing for washing machine and slimline dishwasher, integrated electric oven and 4-ring hob with extractor hood over, a wide breakfast bar, exposed stonework, exposed rafters, wooden deep sill windows to three elevations, wall mounted Wallstar oil fired boiler, tiled splashbacks, vinyl cushion flooring, three double radiators. A stable style door leads to the rear garden, there are also wooden French doors to the garden, further exposed rafters, substantial feature stone inglenook style fireplace with display niche, wall lights, newly fitted carpet and return staircase leading to the first floor.

### WC

0.89m x 1.24m (2'11" x 4'1")

Having low level WC., wash basin, cushion flooring, electrical consumer unit and extractor fan.

### STUDY BEDROOM 3

1.81m x 1.95m (5'11" x 6'5")

Having wooden deep sill window to the front elevation, exposed rafters, newly fitted carpet.

### FIRST FLOOR LANDING

With Velux window, newly fitted carpet and exposed purlins.

### BEDROOM 1

3.82m x 4.06m (12'6" x 13'4")

Having wooden dormer window to the front elevation, exposed purlins, double radiator and newly fitted carpet.

## EN SUITE BATHROOM 1

1.82m x 2.67m (6'0" x 8'10")

Maximum measurement into cupboards. Having wooden arched window to the side elevation, panelled bath with shower attachment over, pedestal wash basin and low level WC., radiator, vinyl cushion flooring, loft hatch access, light/shaver point and mirror, single radiator and double fitted cupboard.

## BEDROOM 2

2.41m x 3.88m (7'11" x 12'8")

Having wooden dormer window to the front elevation, exposed purlins, double radiator and newly fitted carpet.

## EN SUITE BATHROOM 2

2.42m x 2.67m (7'11" x 8'10")

Maximum measurements into cupboards. With panelled bath, pedestal wash basin and low level WC., shaver point, vinyl cushion flooring, extractor fan, Dimplex fan heater, exposed purlin, loft hatch and double wardrobe/airing cupboard with insulated cylinder and electric immersion heater.

## OUTSIDE

The cottage is approached via a gravelled driveway which is owned by the property. The two neighbours have vehicular right-of-way over the driveway.

The garden is lawned with a paved patio and blue brick pathway and enclosed by a paling fence. There is a metal oil storage tank, outside lighting and garden tap.

## OUTBUILDING

3.76m x 5.84m (12'4" x 19'2")

A stone and pan tile traditional barn with double timber doors, stone floor, light and power connected.

## DRIVEWAY

The driveway is owned by Foxglove Cottage but also serves Clowder House and Clowder Barn. There is a reserved parking space for two cars as indicated on the attached plan.





### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed. Fibre broadband will shortly be available for connection. The vendor informs us that the electrics and boiler have recently been checked and the appropriate paperwork is available upon request. We have not checked the availability of services or tested related appliances and purchasers must rely on their own enquiries.

### DIRECTIONS

Leave Grantham via Bridge End Road and proceed up Somerby Hill passing the barracks on the left-hand side. At the roundabout turn left on to the A52 and proceed in an easterly direction before turning left where signposted Oasby. At the next junction turn right and Oasby is reached after a short distance. As you enter the village via Mill Lane, take the turning onto Village Street and follow the road. The property is on the right-hand side just past the bend.

### AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

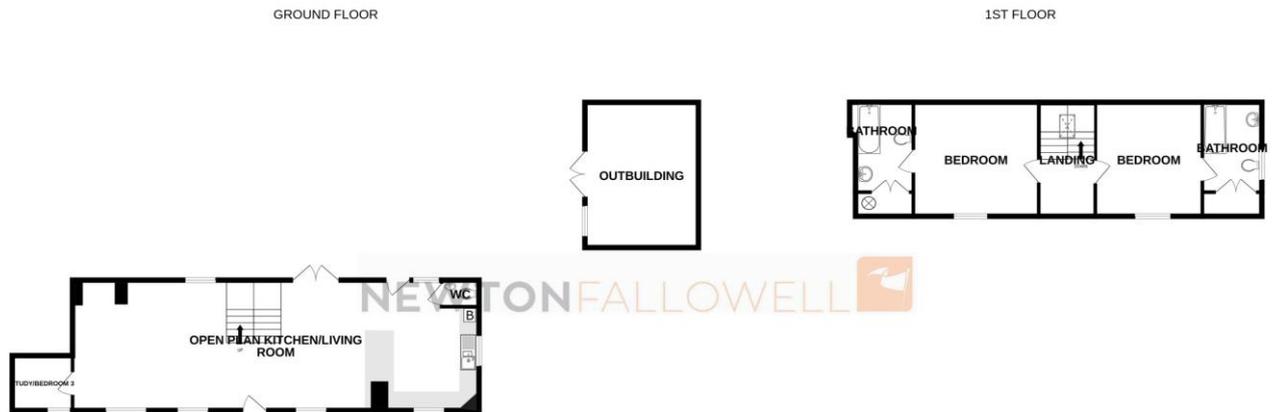
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

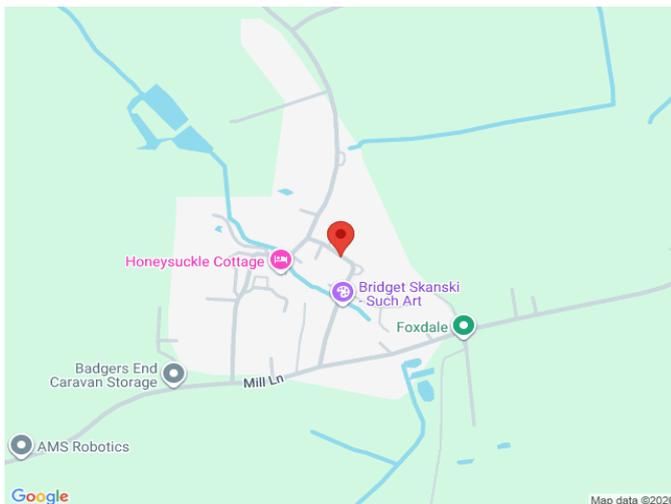
For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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